

**NOTICE OF PUBLIC HEARING  
OF THE HARLINGEN CITY COMMISSION  
FOR APPROVAL OF  
TAX ABATEMENT AGREEMENT  
PURSUANT TO CHAPTER 311 AND 312  
OF THE TEXAS TAX CODE.**

Notice is hereby given that the City Commission of the City of Harlingen, Texas, will hold a public hearing at its meeting on January 4, 2023 which begins at 5:30 p.m. in the City Town Hall 118 East Tyler Avenue, Harlingen, Texas which will consider approval of the following matters.

**a) APPROVAL OF TAX ABATEMENT AGREEMENT ( TEXAS TAX CODE, CHAPTER 312)**

All residents and other persons within the proposed zone and all other persons are hereby invited to appear in person to speak for or against the approval of a tax abatement agreement, or whether the City of Harlingen should amend, repeal or reauthorize the guidelines and criteria for a reinvestment zone and abatement for the following property pursuant to Texas Tax Code 312.20<sup>7</sup>(d):

- 1. The applicants and owners name in the Agreement**  
SOG Properties LLC and Harlingen Economic Development Corporation
- 2. The name and location of the investment zone subject to this Agreement** ' "Fifteen acres out of Lot 1, Block 1, Liberty Subdivision, Cameron County, Texas, more accurately described on Exhibit A (attached)"

The City of Harlingen previously designated the subject property as part of an Enterprise Zone by way of City of Harlingen Ordinance 03-55 pursuant to Texas Government Code Chapter 2303, providing tax and other incentives to business nominated as Enterprise Project. The previous designation of this property as an Enterprise Zone under Chapter 2303 of the Texas Government Code , also constitutes designation as a reinvestment zone pursuant to the Texas Tax Code, Sections 312.2001 and 312.4011.

- 3. The general description of the nature of the improvements or repairs in the Agreement**

SOG LLC will purchase the 15-acre tract (the "Property") from the CITY OF HARLINGEN DEVELOPMENT CORPORATION and will construct at its expense an industrial warehouse facility measuring at least 100,000 square feet on the Property. SOG LLC shall design and construct the facility in accordance with the standards set forth in all applicable City of Harlingen zoning, subdivision, and land development ordinances and all adopted Declaration of Covenants, Conditions, and Restrictions

**4. The estimated cost of the improvements or repairs**

Construction of new 100,000 square foot warehouse estimated at between 11 million and 16 million dollars.

Accommodations for individuals with handicaps/disabilities or limited English proficiency shall be made upon request by calling (956)216-5180 or TTY 1-800-735 2989 at least 3 days prior to the meeting date and time.

The City of Harlingen does not discriminate based on race, color, religion, sex, handicap, familial status, national origin, or any other protected class.

Si necessita informacion en Espanol sobre este anuncio publico, por favor llamar al (956) 216-5180.

CITY OF HARLINGEN  
/S/ Gabriel Gonzalez, City Manager

**Exhibit A**

**Legal Description of Land**

**BEING a 15.0 Acre Tract** of land out of Lot I, Block I, Liberty Subdivision recorded in Cabinet I, Page 438-A, Map Records of Cameron County, Texas; said 7.41 Acre Tract of land being more particularly described by metes and bounds as follows; COMMENCING at a Concrete Monument Set and POINT OF BEGINNING of the tract herein described; (Having coordinate values of X = 1266 1 12 44 Y = 16599582 71 based on the Texas State Plane Coordinate System, South Zone, NAD83)

- 1) THENCE North 89 Deg. 33 Min. 44 Sec. East a distance of 534.98 feet to a point for a corner of the tract herein described,**
- 2) THENCE along a curve to the LEFT, having a Radius of 80.00 Feet; An Arc Length of 80.42 Feet; a Delta Angle of 57 Deg. 59 MM. 06 Sec.; with a chord bearing of S 64 Deg. 51 MM. 52 Sec. E a chord distance of 77.08;**
- 3) THENCE South 00 Deg. 26 Min. 16 Sec. East a distance of 1051.92 feet to a point for a corner of the tract herein described;**
- 4) THENCE South 89 Deg. 33 Min. 24 Sec. West a distance of 554.50 feet to a point for a corner of the tract herein described;**
- 5) THENCE North 45 Deg. 17 MM. 49 Sec. West a distance of 70.89 feet to a point for a corner of the tract herein described,**
- 6) THENCE North 00 Deg. 26 Min. 16 Sec. West a distance of 1035.00 feet to the POINT OF**

**BEGINNING; Containing** Acre(s) of Land within these metes and bounds.

Basis of bearing as per the Texas State Plane Coordinate System, South Zone, NAG 83. A plat of survey accompanies this metes and bounds. All Dimensions are feet and decimal thereof.

**Real**

**Please publish one time on December 1<sup>st</sup>, 2022.**